

RECORD BOUNDARY DESCRIPTIONS

Parcel No. 1: (12-111-0037) Part of the Northeast quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 16.33 feet North along the East line of Washington Blvd and South 89°02' East 292 feet from the intersection of the East line of Washington Blvd and the South line of said quarter Section; running thence South 89°02' East 71 feet; thence North parallel to Washington Blvd 93.67 feet, more or less, to old fence boundary; thence North 88° West along said old fence Boundary 71 feet, more or less, to a point North from the place of beginning; thence South parallel to Washington Blvd 95.07 feet, more or less, to the place of beginning. And also: Part of the Northeast quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Commencing at a point on the South line of 13th Street which is 445.9 feet North and 260 feet West of the Southeast corner of said quarter Section; said point being also 295 feet East of the East line of Washington Avenue; running thence East along said South line of 13th street 60 feet; thence South parallel to the East line of Washington Avenue 346 feet, more or less to the North line of Alfred Folker's land, thence North 88° West 140.06 feet to a point which is 215 feet East of the East line of Washington Ave; thence North 208 feet parallel to Washington Avenue; thence East 80 feet; thence North 132 feet to the place of beginning. Parcel 2: (12-111-0031)

Part of the Northeast quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 455.9 fete (feet) North and 490 feet West and 185.6 feet South of the Southeast running thence East 50 feet; thence South 151.5 feet, more or less to the North line of Alfred Folkers land; thence West along said line 50 feet; thence North 151.5 feet, more or less, to beginning.

NARRATIVE

- A. This survey was requested by Josh Carrion to adjust the lot lines between the property shown. B. Basis of bearing for this survey is North 0°50'15 East measured between a center line monument found in
- the intersection of 14th Street and Washington Boulevard and a center line monument found in the intersection of 13th Street and Washington Boulevard.

 C. The North Right of Way of 14th Street was established by finding the center line monument just North of the center line monument used to monument 14th Street. The Ogden bible sheets make no reference to a center line in 14th Street. Rather give reference to the Section line along with the North and South Bible of Way. The Section line along with the North and South Bible of Way. The Section line along with the North and South Bible of Way. The Section line along with the North and South Bible of Way. The Section line along with the North and South Bible of Way. The Section line along with the North and South Bible of Way. with the North and South Right of Way. The Section line was re–established by holding record from the surveyed position of said monument. A monument not of record in said bible plats was found at the intersection of Adams Ave and 14th Street. Said monument was not held as controlling and is shown here on for reference purposes.
- D. Washington Boulevard was established from said found monuments used as the basis of bearing. Halfwidths were held as shown on the Ogden Bible sheets. The Right of Way of 13th Street was established as a 30-foot Right of Way. The bearing was derived from the found center line monument at the intersection of Washington Boulevard and 13th Street and the found center line monument at the intersection of 13th Street and Jefferson Ave.
- E. Established by what surveyor believes to be the Intent of the area to parallel to the East line of Washington Boulevard. Surveyors, professional opinion is based on the following deed as referenced from the following deeds: Warranty Deed 3131860, Warranty Deed 2489565, Warranty Deed 2212188, Warranty Deed 3060464, Personal Rep Deed 3142959, Warranty Deed 3074054, and Warranty Deed 3078238. Other deeds in the area referencing North or South lines would 1) only state a cardinal direction, or 2) give a bearing of North 0°58' East which is normally the bearing of Washington Boulevard. Due to this evidence, all North-South bearings were held the same bearing of Washington Boulevard. The position of said lines were created by
- the record distances of measurement form Washington Boulevard
 F. Holding a common call within the deeds being, " to the North line of Alfred Folker's land. Alfred Folker's deed was searched for in the grantor and grantee index and was not able to be located. A historic fence line was found and had been made referenced in other adjoining deeds as being "the North line of Alfred Folker's land. Having believed this to be the original location of the set fence and having it been maintained the fence was held as true for the re-tacement of Alfred Folker's historic line.
- G. Holding the North Right of Way line of 14th Street retraced as explained in paragraph C. H. Two fence lines were found by the surveyor along this line. A newer galvanized steel mesh fence and 1' south of said measurement an old barb wire fence with tee post and wire that had grown into the tree. As mentioned in paragraph F, this fence line is believed by surveyor to be the North line of Alfred Folker's
- I. Holding the call of Personal Rep Deed Entry No. 3142959 to be 185.15 feet from the Right of Way of 13th Street. Holding, the call from Warranty Deed found at Entry No. 3074054 to be 132 feet South of the Right of Way of 13th Street.
- Holding the South Right of Way if 13th Street established as explained in paragraph D. K. Property corners were monumented as shown here on the new parcel lines were created by the intent of the land owners at the time of survey.

PROPOSED BOUNDARY DESCRIPTIONS

Parcel No. 1: (12-111-0037) Part of the Northwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian,

Beginning at a point on the South Right of Way line of 13th Street said point being described by a record 295 feet East of the East line of Washington Boulevard, said point being measured as 466.58 feet North 0°50'15" East along the monument line of Washington Boulevard and 361.07 feet South 89°09'59" East along the South Right of Way of 13th Street from the center line monument found in the intersection of Washington Boulevard and 14th Street, and running thence South 89°09'59" East 60.00 feet along the South line of 13th Street; thence South 0°50'15" West parallel to Washington Boulevard 133.27 feet to an existing fence; thence North 87°57'13" West 60.01 feet to a point 295 feet East of thence East Right of Way of Washington Boulevard; thence North 0°50'15" East parallel to Washington Boulevard 132.00 feet to the Point of Beginning. Contains 7958 sq.ft.

Parcel 2: (12-111-0031)

Part of the Northwest Quarter of Section 20, Township 6 North, Range 1 Meridian, U.S. Survey,

Beginning at a point 8.18 North 0°50'15" East along the center line of Washington Boulevard to a monument marking the intersection of the Section line and the centerline of Washington Boulevard and 66.07 feet South 89°15'00" East along said Section line and 16.33 feet North 0°50'15" East to the intersection of the North Right of Way of 14th Street and the East Right of Way of Washington Boulevard and 292.00 feet South 89°02'00" East along the North Right of Way of 14th Street and running thence North 0°50'15" East parallel to the East line of Washington Boulevard 96.80 feet to an old fence; thence North 86°21'17" West 127.15 feet along said fence to a point 165 feet East of the East Right of Way of Washington Boulevard; thence North 0°50'15" East parallel to said East line 154.46 feet to a point 185.15 feet South of the South Right of Way of 13th Street; thence South 89°09'59" East 50.00 feet; thence North 0°50'15" East 53.15 feet; thence South 89°09'59" East 80.00 feet a point 295 feet East of the East Right of Way of Washington Boulevard; thence South 87°57'13" East 60.01 feet along a fence: thence South 0°50'15" West parallel to the East line Washington Boulevard 216.28 feet more or less, to an old fence; thence South 86°58'42" East 8.00 feet along said fence; thence South 0°50'15" West 92.96 feet to the North Right of Way of 14th Street; thence North 89°02'00" West 71.00 feet along the North Right of Way of 14 Street to the Point of Beginning. Contains 4438 sq.ft.



SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the warm surveyed.

June, 2022

3 ΝΙ ω42

22N003